

APPENDICES

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APPENDIX 1

1998 and 2004 Projected Enrollment, Permanent and Temporary Facilities

1998 and 2004 Projected Enrollment, Permanent and Temporary Facilities

School District	Enrollment			Percentage Increase	Capacity					
	1998 Enrollment	Projected Enrollment in 2004			1998 Permanent Facilities	6-Year Planned Addition	Total Permanent Facilities	Projected Surplus/ (Deficit) in Capacity in 2004	Temporary Facilities in 2004	Projected Surplus Capacity in 2004
Kent	24920	28329	3409	13.68%	24093	3337	27430	-899	942	43
Lake Washington	23577	26907	3330	14.12%	23140	3019	26159	-748	2761	2013
Federal Way	20619	22492	1873	9.08%	19757	2576	22333	-159	2175	2016
Northshore	19347	19825	478	2.47%	18428	592	19020	-805	1032	227
Highline	17965	18390	425	2.37%	16998	291	17289	-1101	1121	20
Issaquah	13171	14967	1796	13.64%	12912	2344	15256	289	2353	2642
Auburn	12515	13805	1290	10.31%	12302	1810	14112	307	1192	1499
Tahoma	5492	6301	809	14.73%	4825	1872	6697	396	440	836
Enumclaw	5084	5366	282	5.55%	4531	896	5427	61	258	319
Snoqualmie	4212	5405	1193	28.32%	4256	1150	5406	1	650	651
Riverview	3010	3644	634	21.06%	3124	936	4060	416	287	703
Fife	2710	3049	339	12.51%	2550	600	3150	101	325	426

Source: School Districts' Capital Facilities Plans

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APPENDIX 2

School Impact Fees Collected in Unincorporated King County Areas From 1991 Through September 1999

School Impact Fees Collected in Unincorporated King County Areas From 1991 Through September 1999

School District	1991	1992	1993	1994	1995	1996	1997	1998	As of 9/30/1999	Cumulative Total	Annual Average Collection
Tahoma No. 409	\$92,941	\$1,168,258	\$1,003,023	\$1,025,501	\$868,229	\$639,967	\$354,947	\$310,139	\$34,604	\$5,497,609	\$628,298
Riverview No. 407	0	42,121	117,330	148,908	150,752	149,339	274,352	70,148	32,795	985,745	127,193
Federal Way No. 210	0	170,425	264,020	149,499	253,486	178,573	198,491	117,599	80,873	1,412,966	182,318
Issaquah No. 411	0	30,039	283,602	546,993	324,648	778,227	1,214,201	1,585,210	783,106	5,546,026	715,616
Highline No. 401	0	0	63,340	126,965	67,546	53,465	58,908	113,012	17,145	500,381	74,131
Snoqualmie No. 410	0	0	381,706	605,099	425,420	365,358	595,988	335,096	88,109	2,796,776	414,337
Lake Washington No. 414	0	0	347,721	878,271	586,833	946,664	1,248,222	2,029,360	585,827	6,622,898	981,170
Fife No. 417	0	0	0	0	0	0	36,278	40,370	0	76,648	27,872
Kent No. 415	0	0	289,890	1,176,020	922,410	1,524,277	1,317,536	572,901	173,356	5,976,390	885,391
Northshore No. 417	0	0	0	322,069	379,255	424,692	659,949	733,020	270,115	2,789,100	485,061
Enumclaw No. 216	0	0	0	0	0	109,020	86,189	75,416	29,643	300,268	80,071
Auburn No. 408	0	0	0	0	0	0	0	0	9409	9,409	12,545
Total	\$92,941	\$1,410,843	\$2,750,632	\$4,979,325	\$3,978,579	\$5,169,582	\$6,045,061	\$5,982,271	\$2,104,982	\$32,514,216	\$4,614,003

Source: Department of Finance

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APPENDIX 3

Formula for Determining School Impact Fees

11621

FORMULA FOR DETERMINING SCHOOL IMPACT FEES

IE:

A = Student Factor for Dwelling Unit type and grade span X site cost per student for sites for facilities in that grade span = Full cost Fee for site acquisition cost

B = Student factor for Dwelling Unit Type and grade span X school construction cost per student for facilities in that grade span X ratio of district's square footage of permanent facilities to total square footage of facilities = Full cost Fee for school construction

C = Student Factor for Dwelling Unit Type and grade span X relocatable facilities cost per student for facilities in that grade span X ratio of district's square footage of relocatable facilities to total square footage of facilities = Full cost Fee for facilities construction

D = Student Factor for Dwelling Unit Type and grade span "Boeckh Index" X SPI Square Ft per student factor X state match % = State Match Credit, and

A1, B1, C1, D1 = A, B, C, D for elementary grade spans

A2, B2, C2, D2 = A, B, C, D for middle/junior high grade spans

A3, B3, C3, D3 = A, B, C, D for high school grade spans

TC = Tax payment credit = The net present value of the Average Assessed Value in District for Unit Type X Current School District Capital Property Tax Levy Rate, using a 10-year discount period and current interest rate (based on the Bond Buyer Twenty Bond General Obligation Bond Index)

FC = Facilities Credit = The per-dwelling-unit value of any site or facilities provided directly by the development

THEN the unfunded need = $UN = A1 + \dots + C3 - (D1 - D2 - D3) - TC$

AND the developer fee obligation = $F = UN/2$

AND the net fee obligation = $NF = F - FC$

[Notes:

1. Student factors are to be provided by the school district based on district records of average actual student generation rates for new developments constructed over a period of not more than five years prior to the date of the fee calculation; if such information is not available in the district, data from adjacent districts, districts with similar demographics, or county-wide averages must be used. Student factors must be separately determined for single family and multifamily dwelling units, and for grade spans.
2. The "Boeckh index" is a construction trade index of construction costs for various kinds of buildings; it is adjusted annually.
3. The district is to provide its own site and facilities standards and projected costs to be used in the formula, consistent with the requirements of this ordinance.
4. The formula can be applied by using the following table.]

APPENDIX 3 (Continued)

11021

Table for Calculating School Impact Fee Obligations for Residential Dwelling Units (to be separately calculated for single family and multifamily units)	
Elementary school site cost per student X the student factor	=
Middle/Junior High School site cost per student X student factor	=
High School site cost per student X student factor	=
A1+A2+A3	=
Elementary school construction cost per student X the student factor	=
Middle/Junior High School construction cost per student X student factor	=
High School construction cost per student X student factor	=
(B1+B2+B3) X square footage of permanent facilities total square footage of facilities	=
Elementary school relocatable facility cost per student X the student factor	=
Middle/Junior High School relocatable facility cost per student X student factor	=
High School relocatable facility cost per student X student factor	=
(C1+C2+C3) X square footage of relocatable facilities total square footage of facilities	=
Boeckh index X SPI Square footage per student for elementary school X state match % X student factor	=
Boeckh index X SPI Square footage per student for middle/junior high school X state match % X student factor	=
Boeckh index X SPI Square footage per student for high school X state match % X student factor	=
D1+D2+D3	=
$\frac{((1+i)^{10})-1}{i(1+i)^{10}} \times \text{average assessed value for the dwelling unit type in the school district.}$	
X current school district capital property tax levy rate where i = the current interest rate as stated in the Bond Buyer Twenty Bond General Obligation Bond Index	

Value of site or facilities provided directly by the development
number of dwelling units in development

1 Unfunded Need = A+B+C-D-TC =

_____ A

+ _____ B

+ _____ C

Subtotal

- _____ D

- _____ TC

L UNFUNDED NEED UN = _____ divided by 2 = _____ = DEVELOPER FEE
OBLIGATION

- _____ Less FC (if applicable)

_____ NET FEE OBLIGATION

APPENDIX 4

School Impact Fee Calculation

School Site Acquisition Cost:

((Acres x Cost per Acre) / Facility Capacity) x Student Generation Factor

	Facility Acreage	Cost/ Acre	Facility Capacity	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	10.00	\$195,000	550	0.399	0.105	\$1,415	\$372
Jr. High	22.00	\$46,884	830	0.165	0.039	\$205	\$48
Sr. High	50.00	\$65,385	1400	0.127	0.049	\$297	\$114
TOTAL						\$1,916	\$535

School Construction Cost:

((Facility Cost / Facility Capacity) x Student Generation Factor) x (permanent / Total Sq Ft)

	%Perm/ Total Sq.Ft	Facility Cost	Facility Capacity	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	92.00%	\$13,068,000	550	0.399	0.105	\$8,722	\$2,295
Jr. High	92.00%	\$23,350,000	830	0.165	0.039	\$4,271	\$1,009
Sr. High	92.00%	\$43,492,000	1400	0.127	0.049	\$3,630	\$1,400
TOTAL						\$16,622	\$4,705

Temporary Facility Cost:

((Facility Cost / Facility Capacity) x Student Generation Factor) x (Temporary / Total Square Feet)

	%Temp/ Total Sq.Ft	Facility Cost	Facility Size	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	8.00%	\$130,000	50	0.399	0.105	\$83	\$22
Jr. High	8.00%	\$130,000	50	0.165	0.039	\$34	\$8
Sr. High	8.00%	\$130,000	50	0.127	0.049	\$26	\$10
TOTAL						\$144	\$40

State Matching Credit:

Boeckh Index X SPI Square Footage X District Match % X Student Factor

	Boeckh Index	SPI Footage	District Match %	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	96.95	80	0.00%	0.399	0.105	\$0	\$0
Jr. High	96.95	100	0.00%	0.165	0.039	\$0	\$0
Sr. High	96.95	120	41.29%	0.127	0.049	\$610	\$235
TOTAL						\$610	\$235

Tax Payment Credit:

	SFR	MFR
Average Assessed Value	\$239,551	\$90,249
Capital Bond Interest Rate	5.07%	5.07%
Net Present Value of Average Dwelling	\$1,843,477	\$694,516
Years Amortized	10	10
Property Tax Levy Rate	\$3.14	\$3.14
Present Value of Revenue Stream	\$5,789	\$2,181

Fee Summary:

	Single Family	Multiple Family
Site Acquisition Costs	\$1,916.25	\$535.16
Permanent Facility Cost	\$16,622.06	\$4,705.05
Temporary Facility Cost	\$143.73	\$40.14
State Match Credit	(\$610.07)	(\$235.38)
Tax Payment Credit	(\$5,788.52)	(\$2,180.78)
Sub-total	\$12,283	\$2,864
50% Local Share	\$6,142	\$1,432
FEE	\$6,142	\$1,432

APPENDIX 4 (Continued)

KENT SCHOOL DISTRICT IMPACT FEE CALCULATION for SINGLE FAMILY RESIDENCE

Site Acquisition Cost per Single Family Residence

Formula: ((Acres x Cost per Acre) / Facility Capacity) x Student Generation Factor

	Required Site Acreage	Average Site Cost/Acre	Facility Capacity	Student Factor	
A 1 (Elementary)	11	\$0	540	0.515	\$0.00
A 2 (Junior High)	21	\$0	1,065	0.197	\$0.00
A 3 (Senior High)	27	\$0	1,650	0.180	\$0.00
					A → \$0.00

Permanent Facility Construction Cost per Single Family Residence

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Permanent/Total Square Footage Ratio)

	Construction Cost	Facility Capacity	Student Factor	Footage Ratio	
B 1 (Elementary)	\$8,514,297	540	0.515	0.96	\$7,795.31
B 2 (Junior High)	\$19,115,525	1,065	0.197	0.96	\$3,394.49
B 3 (Senior High)	\$0	1,650	0.180	0.96	\$0.00
					0.892
					B → \$11,189.80

Temporary Facility Cost per Single Family Residence

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Temporary / Total Square Footage Ratio)

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
C 1 (Elementary)	\$57,000	25	0.515	0.04	\$46.97
C 2 (Junior High)	\$57,000	29	0.197	0.04	\$15.49
C 3 (Senior High)	\$57,000	31	0.180	0.04	\$13.24
					0.892
					C → \$75.69

State Match Credit per Single Family Residence

Formula: Boeckh Index x SPI Square Footage x District Match % x Student Factor

	Boeckh Index	SPI Footage	District Match %	Student Factor	
D 1 (Elementary)	\$99.83	80	0	0.515	\$0.00
D 2 (Junior High)	\$99.83	113.33	0	0.197	\$0.00
D 3 (Senior High)	\$99.83	120	0	0.180	\$0.00
					D → \$0.00

Tax Credit per Single Family Residence

Average Residential Assessed Value	\$162,224	
Current Debt Service Tax Rate	\$2.97	
Bond Buyer Index Interest Rate	5.11%	
Discount Period (10 Years)	10	
		TC → \$3,700.58

Developer Provided Facility Credit

Facility / Site Value	Dwelling Units	
0	0	FC → 0

Fee Recap

A = Site Acquisition per SF Residence	\$0.00	
B = Permanent Facility Cost per Residence	\$11,189.80	
C = Temporary Facility Cost per Residence	\$75.69	
Subtotal		\$11,265.49
D = State Match Credit per Residence	\$0.00	
TC = Tax Credit per Residence	\$3,700.58	
Subtotal		\$3,700.58
Total Unfunded Need	\$7,564.92	
Developer Fee Obligation		\$3,782.46
FC = Facility Credit (if applicable)		0
Net Fee Obligation per Single Family Residence		\$3,782.46

APPENDIX 4 (Continued)

KENT SCHOOL DISTRICT IMPACT FEE CALCULATION for MULTI-FAMILY RESIDENCE

Site Acquisition Cost per Multi-Family Residence Unit

Formula: ((Acres x Cost per Acre) / Facility Capacity) x Student Generation Factor

	Required Site Acreage	Average Site Cost/Acre	Facility Capacity	Student Factor	
A 1 (Elementary)	11	\$0	540	0.279	\$0.00
A 2 (Junior High)	21	\$0	1,065	0.086	\$0.00
A 3 (Senior High)	27	\$0	1,650	0.063	\$0.00
				A →	\$0.00

Permanent Facility Construction Cost per Multi-Family Residence Unit

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Permanent / Total Square Footage Ratio)

	Construction Cost	Facility Capacity	Student Factor	Footage Ratio	
B 1 (Elementary)	\$8,514,297	540	0.279	0.96	\$4,223.09
B 2 (Junior High)	\$19,115,525	1,065	0.086	0.96	\$1,481.86
B 3 (Senior High)	\$0	1,650	0.063	0.96	\$0.00
			0.428	B →	\$5,704.95

Temporary Facility Cost per Multi-Family Residence Unit

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Temporary / Total Square Footage Ratio)

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
C 1 (Elementary)	\$57,000	25	0.279	0.04	\$25.44
C 2 (Junior High)	\$57,000	29	0.086	0.04	\$6.76
C 3 (Senior High)	\$57,000	31	0.063	0.04	\$4.63
			0.428	C →	\$36.84

State Match Credit per Multi-Family Residence Unit

Formula: Boeckh Index x SPI Square Footage x District Match % x Student Factor

	Boeckh Index	SPI Footage	District Match %	Student Factor	
D 1 (Elementary)	\$99.83	80	0	0.279	\$0.00
D 2 (Junior High)	\$99.83	113.33	0	0.086	\$0.00
D 3 (Senior High)	\$99.83	120	0	0.063	\$0.00
				D →	\$0.00

Tax Credit per Multi-Family Residence Unit

Average Residential Assessed Value	\$47,652	
Current Debt Service Tax Rate	\$2.97	
Bond Buyer Index Annual Interest Rate	5.11%	
Discount Period (10 Years)	10	TC → \$1,082.82

Developer Provided Facility Credit

Facility / Site Value	Dwelling Units	
0	0	FC → 0

Fee Recap

A = Site Acquisition per Multi-Family Unit	\$0.00	
B = Permanent Facility Cost per MF Unit	\$5,704.95	
C = Temporary Facility Cost per MF Unit	\$36.84	
Subtotal		\$5,741.79
D = State Match Credit per MF Unit	\$0.00	
TC = Tax Credit per MF Unit	\$1,082.82	
Subtotal		\$1,082.82
Total Unfunded Need	\$4,658.97	
Developer Fee Obligation		\$2,329.49
FC = Facility Credit (if applicable)		0
Net Fee Obligation per Multi-Family Residence Unit		\$2,329.49

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APPENDIX 5

Estimated Cost of Site, Permanent and Temporary Facilities, and Bases Used in the 1998 and 1999 Calculation of School Impact Fees

	1998	1999	Bases Used
Northshore School District No. 417			
Cost Per Acre			
Elementary School	\$106,061	\$0	Actual cost
Middle/Junior High School	\$0	\$0	
High School	\$0	\$0	
Permanent Facilities Cost			
Elementary School	\$8,320,000	\$7,728,000	Estimated cost based on actual school construction costs
Middle/Junior High School	\$0	\$0	
High School	\$4,800,000	\$5,311,200	Estimated cost based on actual school construction costs
Temporary Facility Cost			
Elementary School	\$0	\$0	
Middle/Junior High School	\$0	\$0	
High School	\$0	\$0	
Issaquah School District No. 411			
Cost Per Acre			
Elementary School	\$195,000	\$195,000	Average purchase price of lots bought
Middle/Junior High School	\$46,884	\$51,600	Appraised value in 1998; appraised value plus inflation factor in 1999
High School	\$65,385	\$0	Appraised value in 1998
Permanent Facilities Cost			
Elementary School	\$13,068,000	\$15,500,000	Budgeted cost based on actual costs of construction
Middle/Junior High School	\$23,350,000	\$23,350,000	Budgeted cost based on actual costs of construction
High School	\$43,492,000	\$1,000,000	Actual costs in 1998; estimated cost for expansion in 1999

APPENDIX 5 (Continued)

	1998	1999	Bases Used
Temporary Facility Cost			
Elementary School	\$130,000	\$130,000	Estimated cost based on purchase cost plus site preparation and hook up costs
Middle/Junior High School	\$130,000	\$130,000	Estimated cost based on purchased cost plus site preparation and hook up costs
High School	\$130,000	\$130,000	Estimated cost based on purchase cost plus site preparation and hook up costs
Lake Washington School District No. 414			
Cost Per Acre			
Elementary School	\$84,000	\$0	Actual cost in 1998
Middle/Junior High School	\$0	\$0	
High School	\$0	\$0	
Permanent Facilities Cost			
Elementary School	\$9,917,500	\$11,100,000	Estimated cost based on actual costs of construction
Middle/Junior High School	\$19,296,035	\$23,593,302	Budgeted cost
High School	\$0	\$0	
Temporary Facility Cost			
Elementary School	\$0	\$0	
Middle/Junior High School	\$0	\$0	
High School	\$0	\$0	
Snoqualmie Valley School District No. 410			
Cost Per Acre			
Elementary School	\$17,000	\$17,000	Actual cost
Middle/Junior High School	\$17,000	\$17,000	Actual cost
High School	\$0	\$0	
Permanent Facilities Cost			
Elementary School	\$9,900,000	\$9,900,000	Estimated cost
Middle/Junior High School	\$15,500,000	\$15,500,000	Estimated cost
High School	\$14,500,000	\$0	Estimated cost; project was completed in 1999
Temporary Facility Cost			
Elementary School	\$69,000	\$69,000	Estimated cost
Middle/Junior High School	\$69,000	\$69,000	Estimated cost
High School	\$69,000	\$69,000	Estimated cost

APPENDIX 5 (Continued)

	1998	1999	Bases Used
Auburn School District No. 408			
Cost Per Acre			
Elementary School	\$108,692	\$114,420	Projected acquisition costs
Middle/Junior High School	\$0	\$0	
High School	\$108,692	\$114,420	Estimated cost based on actual costs of construction
Permanent Facilities Cost			
Elementary School	\$9,096,272	\$9,527,300	Estimated cost based on actual costs of construction
Middle/Junior High School	\$0	\$0	
High School	\$40,585,404	\$41,584,533	Estimated cost based on actual costs of construction
Temporary Facility Cost			
Elementary School	\$53,191	\$0	Actual cost in 1998
Middle/Junior High School	\$0	\$0	
High School	\$0	\$0	
Kent School District No. 415			
Cost Per Acre			
Elementary School	\$45,173	\$0	Average purchase price of lots bought
Middle/Junior High School	\$45,173	\$0	Average purchase price of lots bought
High School	\$45,173	\$0	Average purchase price of lots bought
Permanent Facilities Cost			
Elementary School	\$9,000,000	\$8,514,297	Average cost of actual construction costs
Middle/Junior High School	\$17,000,000	\$19,115,525	Average cost of actual construction costs
High School	\$38,000,000	\$0	Average cost of actual construction costs in 1998
Temporary Facility Cost			
Elementary School	\$51,000	\$57,000	Estimated cost based on actual purchases
Middle/Junior High School	\$51,000	\$57,000	Estimated cost based on actual purchases
High School	\$51,000	\$57,000	Estimated cost based on actual purchases

APPENDIX 5 (Continued)

	1998	1999	Bases Used
Federal Way School District No. 210			
Cost Per Acre			
Elementary School	\$25,000	\$0	Current negotiated prices in 1998
Middle/Junior High School	\$0	\$50,000	Estimated cost based on actual purchases
High School	\$0	\$80,000	Estimated cost based on actual purchases
Permanent Facilities Cost			
Elementary School	\$10,500,000	\$0	Estimated construction costs
Middle/Junior High School	\$0	\$17,000,000	Estimated construction costs
High School	\$1,833,152	\$50,000,000	Estimated construction costs
Temporary Facility Cost			
Elementary School	\$62,368	\$55,361	Updated cost based on recent purchases
Middle/Junior High School	\$62,368	\$55,361	Updated cost based on recent purchases
High School	\$63,268	\$55,361	Updated cost based on recent purchases
Highline School District No. 401			
Cost Per Acre			
Elementary School	\$0	\$0	
Middle/Junior High School	\$0	\$0	
High School	\$0	\$0	
Permanent Facilities Cost			
Elementary School	\$15,089/student	\$7,300/student	Estimated cost based on previous project
Middle/Junior High School	\$0	\$0	
High School	\$0	\$0	
Temporary Facility Cost			
Elementary School	\$50,000	\$50,000	Actual cost
Middle/Junior High School	\$50,000	\$50,000	Actual cost
High School	\$0	\$0	

APPENDIX 5 (Continued)

	1998	1999	Bases Used
Riverview School District No. 407			
Cost Per Acre			
Elementary School	\$18,725	\$9,088	Estimated cost based on current purchase plus inflation factor; in 1999 changed basis to average cost of lots bought
Middle/Junior High School	\$18,725	\$9,088	Estimated cost based on current purchase plus inflation factor; in 1999 changed basis to average cost of lots bought
High School	\$29,150	\$0	Current market value; lot was fully paid for in 1999
Permanent Facilities Cost			
Elementary School	\$7,000,000	\$8,490,565	Estimated current cost of construction
Middle/Junior High School	\$4,000,000	\$4,109,435	Estimated current cost of construction
High School	\$16,800,000	\$3,225,000	Actual construction cost
Temporary Facility Cost			
Elementary School	\$53,000	\$53,000	Estimated cost without site preparation and other costs
Middle/Junior High School	\$53,000	\$53,000	Estimated cost without site preparation and other costs
High School	\$53,000	\$53,000	Estimated cost without site preparation and other costs
Enumclaw School District No. 216			
Cost Per Acre			
Elementary School	\$48,000	\$48,000	Estimated market value
Middle/Junior High School	\$30,000	\$30,000	Estimated market value
High School	\$0	\$0	

APPENDIX 5 (Continued)

	1998	1999	Bases Used
Permanent Facilities Cost			
Elementary School	\$8,200,000	\$0	Estimated construction costs; in 1999 no plan to build elementary school
Middle/Junior High School	\$14,800,000	\$14,800,000	Estimated construction costs
High School	\$7,700,000	\$6,100,000	Estimated construction costs
Temporary Facility Cost			
Elementary School	\$44,500	\$44,500	Procured bid cost
Middle/Junior High School	\$44,500	\$44,500	Procured bid cost
High School	\$44,500	\$44,500	Procured bid cost
Fife School District No. 409			
Cost Per Acre			
Elementary School	\$0	\$0	
Middle/Junior High School	\$0	\$0	
High School	\$0	\$0	
Permanent Facilities Cost			
Elementary School	\$9,024,075	\$9,475,279	Estimated cost based on actual cost plus inflation factor
Middle/Junior High School	\$0	\$0	
High School	\$0	\$0	
Temporary Facility Cost			
Elementary School	\$45,500	\$45,500	Estimated cost
Middle/Junior High School	\$45,500	\$45,500	Estimated cost
High School	\$45,500	\$45,500	Estimated cost
Tahoma School district No. 409			
Cost Per Acre			
Elementary School	\$20,000	\$20,000	Estimated cost
Middle/Junior High School	\$7,375	\$7,375	Actual cost
High School	\$21,500	\$21,500	Actual cost
Permanent Facilities Cost			
Elementary School	\$2,670,000	\$9,850,000	Budgeted cost
Middle/Junior High School	\$22,614,000	\$24,135,000	Budgeted cost
High School	\$10,670,000	\$9,575,000	Budgeted cost
Temporary Facility Cost			
Elementary School	\$300,000	\$120,000	Estimated cost
Middle/Junior High School	\$0	\$60,000	Estimated cost
High School	\$300,000	\$0	Estimated cost

APPENDIX 6

Annual School Capital Facility Planning Schedule

January 1	Impact fees as adopted by county ordinance become effective
November-March	School districts staffs collect information, update capital facility plans, calculate impact fees and prepare annual expenditure report
March	Districts issue environmental determination, School Boards review and adopt plans
April 1	Plans, revised impact fees and annual reports submitted to King County
April-May	School Technical Review Committee (STRC) reviews and approves plans and impact fees
May	School districts revise plans & impact fees if needed; school boards adopt amendments if necessary
May-June	King County staff prepares annual report and ordinance adopting plans and impact fees
July-September	Adopting ordinance and plans are transmitted to the Council by the Executive in early July; Council review occurs
November	Council adoption in conjunction with the budget
January 1	Impact fees as adopted by county ordinance become effective

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APPENDIX 7

Executive Response



King County Executive
RON SIMS

RECEIVED

AUG 07 2000

KING COUNTY AUDITOR

July 31, 2000

Don Eklund
King County Auditor
King County Courthouse
516 Third Avenue, Room W 1020
Seattle, WA 98104-3272

Dear Mr. Eklund:

Thank you for your memorandum of July 12, 2000, providing the opportunity to review and respond to your preliminary draft special study on school impact fees. Members of my staff have reviewed the preliminary draft study and concur with the recommendations; however, we recommend an alternative method of implementation.

The study recommends that the School Technical Review Committee draft guidelines to present to the Council for adoption. For reasons explained in the enclosed response, we recommend that the ordinance governing school impact fees be clarified. Due to budgetary constraints and a pending lawsuit in Superior Court covering similar subjects, I recommend that these amendments be prepared in the first quarter of 2001 and transmitted to the Council for their consideration in July, 2001. The recommendations of the study not requiring code amendments will be implemented in the 2001 plan review cycle.

Thank you again for the opportunity to respond to your draft study.

Sincerely,

A handwritten signature in black ink, appearing to read "Ron Sims", written over a horizontal line.

Ron Sims
King County Executive

Enclosure

cc: Barbara Heavey, Member, School Technical Review Committee

KING COUNTY COURTHOUSE 516 THIRD AVENUE, ROOM 400 SEATTLE, WA 98104-3271
(206) 296-4040 296-0194 FAX 296-0200 TDD E-mail: ron.sims@metrokc.gov

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APPENDIX 7 (Continued)

Executive Response to Draft Special Study School Impact Fees

Recommendations

- 2-1 The school districts should include in their capital facilities plans a summary disclosure statement of the bases used for cost of site acquisition, permanent and temporary facilities, and other factors used in the calculation of school impact fees. The districts should also include an explanation for the changes in the bases or methodologies used.**

Executive Response:

Agree. As noted in the audit report the School Technical Review Committee (STRC) annually compiles an impact fee comparison spreadsheet that contains comprehensive information by school district of each element of the impact fee formula. Changes in the numbers for each factor of the formula are apparent on the spreadsheet. STRC members inquire into the reasons for the changes as part of the annual review cycle.

Some of the districts currently provide this information in their capital facilities plans while others do not. KCC 21A.28.154 addresses the information to be provided to King County on an annual basis. The STRC will prepare a code amendment for the Council's consideration that will include the information recommend by the Auditor by July 2001.

- 2-2 Each school district should as much as practicable use consistent bases from year to year, or include a summary of the reasons for any of the changes.**

Executive Response:

Agree. This recommendation will be included in the code amendment mentioned in the response to Recommendation 2-1.

- 3-1 The STRC should develop and submit to Metropolitan King County Council for its approval proposed guidelines which address the process and the frequency (e.g. annual, biennial) of the development of student factors which are used in the calculation of school impact fees for single family and multi-family units (see similar recommendation to Finding 5).**

Executive Response:

Agree to the recommendation but suggest an alternative implementation method. In addition to the frequency of updates there are other ambiguities in the code regarding the student generation numbers, some of which are the subject of an appeal pending in Superior Court. This recommendation will be included in the code amendment mentioned in the response to Recommendation 2-1. A code amendment is preferable to guidelines to address these issues. Unlike the code, guidelines are not readily available to the public. In addition, guidelines are not generally recognized as binding like administrative rules. The STRC has no authority to adopt administrative rules. A change to the code on the other hand would be both readily available to the public and binding.

APPENDIX 7 (Continued)

- 4-1 The School Technical Review Committee should keep and maintain complete written minutes of its meetings and such records should be readily be made available for public inspection. The administrative fee collected by King County for administering the School Impact Fee Program should be applied to support STRC staffing for this purpose.**

Executive Response:

Agree. This recommendation is currently being implemented. The meetings were taped and summary minutes are being prepared and will be distributed to attendees. The records of the STRC have at all times been available for public inspection.

- 5-1 The STRC should develop and submit to Metropolitan King County Council for its approval proposed guidelines on the preparation of capital facilities plans and the calculation of school impact fees, which include its expectations and information that should be included in the capital facilities plans, Furthermore, the written policy guide should provide directions or suggested alternatives to school districts on how to handle certain accounting issues affecting cost elements of school impact fees.**

Executive Response:

Agree to the recommendation but suggest an alternative implementation method. As mentioned above, KCC 21A.28.152 contains the requirements for the submission of capital facilities plans. Any guidance on the preparation of plans and the information to be submitted to King County should be included in this section. Most of the accounting issues affecting cost elements of the impact fees result from the lack of specificity in KCC 21A.43.030 adopting the impact fee formula. There is no definition of the terms or explanation of the elements to be included in the cost calculations. In addition, there is a policy issue as to whether the school district must attempt to maximize the costs or has the discretion to exclude some costs in order to reduce the amount of the impact fee and its impact on affordable housing within the school district. The Council should resolve this policy issue. The STRC will prepare a code amendment by July 2001 for the Council's consideration to clarify the formula and to address the policy issue.

- 6-1 King County and school districts should continue to monitor the lawsuit regarding the constitutionality of Initiative 695 and consider the implications of the upcoming decision on the implementation of the fee program.**

Executive Response:

Agree. Initiative 695 is currently under consideration by the Washington State Supreme Court. If the Initiative is upheld the STRC will prepare a code amendment to address its impacts on the process of adopting school impact fees.

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APPENDIX 8

King County School Coalition Response

King County School Coalition

Enumclaw, Federal Way, Issaquah, Kent, Lake Washington, Northshore, Riverview, Snoqualmie Valley, and Tahoma School Districts.

August 11, 2000

Mr. Don Eklund
King County Auditor
516 Third Avenue, Room W1020
Seattle, WA 98104

Dear Mr. Eklund:

On behalf of the King County School Coalition, thank you for the opportunity to comment on the draft Study Report on School Impact Fees (the "Report").

In 1991, the King County Council adopted a school fee program that is the subject of this Report. The authorization in the State's Growth Management Act allows counties to require "new growth and development [to] pay a proportionate share of the cost of new facilities needed to serve new growth and development" RCW 82.02.050(1)(b). The program has functioned well over the past nine years, and has ensured that development contributes to the costs of the schools needed to serve growth. After an extensive review of all twelve districts that participate in the program, the Auditor found that the data used in the fee analysis was generally reasonable and consistent with the districts' capital facilities plans.

The King County impact fee formula requires a district to project the site acquisition costs and construction costs based on the district's adopted facilities plan, to reduce the fee based on the amount the State is anticipated to allocate to the district, and to provide a credit for the development's anticipated future tax payment (based on property assessment data). These elements are multiplied by a student generation factor that seeks to predict the number of students that are expected to be added by the construction of each new dwelling unit within the district. The product of the formula represents the "unfunded" need, or the figure that would fairly be charged to new development using the factors required to be considered under state law.

Significantly, King County's formula includes a large "discount" in favor of development. As a final step, the formula divides the "unfunded need" in half. This fifty percent reduction addresses any potential claim regarding errors and greatly minimizes the chance of charging a fee that would exceed the broad statutory parameters. The Report fails to recognize the significance of the fifty percent discount.

Second, the Report does not document the guidance that King County has provided to districts in the process of reviewing and approving the plans over the past nine years. The capital facilities plans are developed by each district, and are considered and adopted by each school board. Differences between the twelve district plans should be expected and celebrated. At the same time, the Code recognizes the County's need to ensure that the districts apply the fee formula in compliance with state and local law. Thus, Chapter 21A.28 of the King County Code created the School Technical Review Committee ("STRC") with a mandate to review and to

APPENDIX 8 (Continued)

August 11, 2000

Page 2

provide comments on the districts' capital facilities plans. The STRC discusses acceptable and reasonable bases for computing all the elements of the fee formula. In fact, the guidance that the Report suggests is missing has been provided in STRC meetings over the past nine years. See Recommendation 5-1. The reason that the Auditor was unable to review the STRC direction is the failure of the STRC to keep minutes of the public meetings. Thus, the Coalition fully agrees with Recommendation 4-1. Furthermore, the Coalition would like to emphasize the importance of the second sentence – "The administrative fee collected by King County for administering the School Impact Fee Program should be applied to support STRC staffing for this purpose." Once the Committee minutes and the summaries of STRC directives are recorded and available for public review, no additional written guidelines or code amendments would be required.

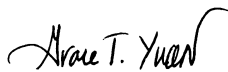
The school districts have and will continue to comply with the requirements of state law and the County Code. The STRC has reviewed the capital facilities plans submitted by a district in the context of each district's conditions. Significantly, the King County Code recognizes that each district can set its own standards of service based on each community's needs, expectations, and commitment to provide funding. Thus, the Code specifically directs the STRC to account for the unique circumstances associated with each school district. K.C.C. 21A.29.154. The guidance provided by the County is important in this partnership. However, the process and the Report also need to recognize and indeed celebrate the diversity among school districts. Differences between districts are reflected in the plans submitted. Therefore, we respectfully disagree with Recommendations 3-1 and 5-1.

Finally, as stated by the Auditor, the process for developing impact fees in King County is open and subject to extensive public review. The variables used in the formula and the changes from year-to-year by district is shown in "an annual impact fee comparison containing comprehensive information by school district for each year's update. The impact fee comparison is distributed to the King County Council and is available to the public at public meetings. The Council's Growth Management and Unincorporated Affairs Committee and the full Council hold open, public hearings on the proposed amendments and fee schedules." Report, at 16.

The Coalition supports the open process and recognizes that ultimately the fee program benefits the residents of King County. By requiring new development to contribute to the costs of schools, it reduces the burden on the existing taxpayers. To further the open process, the Coalition supports Recommendation 2-1. In fact, many districts have already responded to this Recommendation and have provided the suggested disclosure statement in the districts' 2000-2005 capital facilities plans.

Again, thank you for the opportunity to comment on the draft Report. If you have any questions, please call me at 623-7580.

Sincerely,



Grace T. Yuan
Legal Counsel